

MEMORANDUM

TO: HPIC Members and Staff
FROM: Barbara Thornton
RE: Proposed Accessory Dwelling Units Warrant Article
DATE: 2-4-21

To the Members of the HPIC: We appreciate the opportunity to meet with you tonight to begin to discuss our proposal to allow Accessory Dwelling Units as of right under the Arlington Zoning By-Law. While we are still developing our proposal, we look forward to receiving your feedback and any questions you have on the changes we're proposing, which are described in greater detail below.

WHY ARE WE PROMOTING THE DEVELOPMENT OF ADUs?

This proposal is intended to recognize and build on the majority support for ADUs from both the 2019 Town Meeting and from town residents who recognize a clear need to:

1. make available more reasonably priced housing opportunities for people who need housing of a type (smaller) or for a price (lower) not currently available to them; and
2. offer homeowners with larger homes and available space, but who have limited income, an opportunity to monetize that space in order to continue to live in their own homes and be able to pay their rising Arlington property taxes;
3. enable families to create a space in their home to care for elderly or disabled family members or to be cared for themselves as they age.

The proposed article for permitting Accessory Dwelling Units is not the only solution to Arlington's housing needs. But it does address the specific needs of families, older residents and young people just starting their careers. It addresses the concerns of homeowners and of renters. We hope you will support it when it comes to Town Meeting this April.

WHAT WAS SUBMITTED FOR APRIL TM WARRANT?

"The purpose of this article is to see if the town will amend the Zoning Bylaw to allow Accessory Dwelling Units (ADUs) on the property of single family, two-family, and duplex dwellings, or take any action related thereto..."

WHAT ARE WE PROPOSING?

To allow certain Accessory Dwelling Units ("ADUs") in connection with Single-Family Dwellings, Two-Family Dwellings and Duplex Dwellings subject to compliance with all applicable dimensional requirements of the Arlington Zoning By-Law ("By-Law"). Other key components of this proposal include:

- Allowing ADUs as-of-right, provided that any ADU that involves an exterior addition of 750 square feet or more would require a special permit pursuant to the existing Large Addition requirements of Section 5.4.2.B(6) of the By-Law; and
- Allowing one ADU per primary residence, within the building footprint of an existing residence, as an addition to an existing residence, or within a detached structure, such as a carriage house or garage (in each case subject to existing dimension requirements and limitations on expansions under the By-Law).
- Limiting the size of ADUs to the lesser of 900 square feet of gross floor area, or 50% of the floor area of the proponent's residence.¹

¹ This size limitation for ADUs is taken from the recently-passed Housing Choice legislation (House Bill, No. 5250).